

IN RE: PETITION FOR VARIANCE
S/S Lake Avenue, 20' E of the c/l
Altamont Place
(1143 Lake Avenue)
9th Election District
4th Council District

John P. Roche, et ux, Owners;
Sandy Marenberg, Contract Purchaser

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-385-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the former owners of the subject property, John P. and Linda C. Roche, and the Contract Purchaser, Sandy Marenberg. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 2.5 feet in lieu of the required 30 feet for an attached garage. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Sandy Marenberg and his wife, Roxane Sokolove Marenberg, property owners. Also appearing were Vincent Moskunus of Site Rite Surveying, the consultants who prepared the site plan for this property, David S. Thaler, a neighbor, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is located immediately adjacent to the southeast corner of Lake Avenue and Altamont Place, not far from the Baltimore County/Baltimore City line in the residential subdivision known as Washingtonville. The property is a roughly square-shaped parcel consisting of a gross area of 0.138 acres, more or less, zoned D.R.5.5 and is presently unimproved. The property was originally part of a larger tract of land owned by Mr. & Mrs. Roche that was recently subdivided to create three lots through the

ORDER RECEIVED FOR FILING

Date

By

5/13/12
[Signature]

County's Minor Subdivision process. All three lots are to be developed with single family dwellings. The subject lot is known as Lot 1 of that subdivision and is proposed for development with a two-story single family dwelling and garage. As originally proposed, the garage was to be detached from the dwelling and located 2.5 feet from the side property line (Petitioner's Exhibit 2). Under the applicable provisions of the B.C.Z.R., a setback of 2.5 feet is required for a detached garage to the side/rear property line. At the hearing, however, Mr. & Mrs. Marenberg testified that plans for the design of the house had changed to incorporate additional living space for their blended family. Apparently, Mr. & Mrs. Marenberg were recently married and have children from prior marriages who will now be living with them. In any event, the garage will now be attached and located immediately behind the dwelling. In such an event, the B.C.Z.R. construes the garage to be part of the principle dwelling, which must be setback 30 feet from the rear property line. Thus, the requested variance is necessary, although an identical 2.5-foot setback as originally proposed will be maintained to the rear property line (Petitioner's Exhibit 1).

Testimony was offered in support of the variance indicating that the new design is more in keeping with the character of other houses in the neighborhood. In addition, Mr. Thaler noted that the garage has been shifted slightly so as to be located immediately behind the dwelling, which is more aesthetically pleasing when the property is viewed from Lake Avenue. In addition, to Mr. Thaler's support, the Petitioners also obtained a letter in support of the request from Larry Benton, an adjacent neighbor who resides across Altamont Place from the subject property, and from the Washingtonville Community Association.

Based upon the testimony and evidence offered, I am persuaded to grant the relief requested. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. for relief to be granted. It is clear that there will be no detrimental impact to adjacent properties and that strict compliance with the zoning regulations would result in a practical difficulty for the Petitioners. Moreover, the Petitioners have the support of their neighbors and no adverse Zoning Advisory Committee (ZAC) comments were submitted by any Baltimore County reviewing agency.

5/13/12
[Signature]

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of May, 2002 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 2.5 feet in lieu of the required 30 feet for an attached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 5/13/12
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 14, 2002

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SE/Corner Lake Avenue and Altamont place
(1143 Lake Avenue)
9th Election District – 4th Council District
Sandy Marenberg - Petitioner
Case No. 02-385-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter.
-The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Sandy Marenberg
11 Chasemount Court, Baltimore, Md. 21209
Mr. Vince Moskunas, Site Rite Surveying, 200 E. Joppa Road, Towson, Md. 21286
Mr. David S. Thaler, P.O. Box 47428, Baltimore, Md. 21244-2428
People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1143 Lake Avenue

which is presently zoned D.R.S.S

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1: BC2P. To permit a rear yard setback of 2.5' for an attached garage in lieu of the required 30'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty)

1. Home office/studio above garage need to attach house and garage for access and security
2. Lot is too shallow for rear yard setback for attached garage
3. Garage cannot ~~not~~ be positioned on the lot without a variance due to lot size.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

SANDY MARENBERG
Name - Type or Print
Sandy Marenberg
Signature
11 Chasemont Court 410-486 5405
Address Telephone No.
Baltimore MD 21209
City State Zip Code

Attorney For Petitioner:

Name - Type or Print City

Signature

Company

Address Telephone No.

State Zip Code

Legal Owner(s):

John P. Roche
Name - Type or Print
John P. Roche
Signature
Linda C. Roche
Name - Type or Print
Linda C. Roche
Signature
6009 Altamont Place
Address Telephone No.
Baltimore, MD 21210
State Zip Code

Representative to be Contacted:

SITE KITE SURVEYING, INC.
Bernadette K. Moskunas
Name
200 E. Joppa Road Room 101 410 828-9060
Address Telephone No.
TOWSON, MD 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 3.13.02

02-385A

ORDER RECEIVED FOR FILING
Date 3/13/02
By [Signature]

ZONING DESCRIPTION FOR #1143 LAKE AVENUE

Beginning at a point on the south side of Lake Avenue, 60 feet wide, at the distance of 20 feet east of Altamont Place which is 40 feet wide; thence running N 74 degrees 36 minutes 40 seconds E, 74.60 feet; thence S 11 degrees 08 minutes 04 seconds E, 83.88 feet; thence S 77 degrees 35 minutes 24 seconds W, 72.01 feet and thence N 12 degrees 51 minutes 20 seconds W, 79.99 feet to the place of beginning. Containing 0.138 acres of land, more or less. Being Lot No. 1 of the Minor Subdivision No. 00118M. Also known as #1143 Lake Avenue and located in the 9th. Election District, 4th. Councilmanic District.



J. Tilghman Downey, Jr.

*Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson, MD 21286
(410)828-9060*

385

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **11136**

DATE **3-13-02** ACCOUNT **CC-106-6150**

AMOUNT \$ **50.00**

RECEIVED FROM: **J. Roche** **1173645**

FOR: **(010) VAR.**

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Jcm

PAID RECEIPT

PAYMENT DATE 3/13/2002 09:11:47
 ACTUAL DATE 3/13/2002 09:11:47

RECEIPT # 256361
 CASHIER RHOB LRB DROMER 5

DEPT 5 528 ZONING VERIFICATION
 CR. NO. 011132

Receipt Tot 50.00
 50.00 CR .00 CA
 Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING

HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #02-385-A
1143 Lake Avenue
S/S of Lake Avenue, 20' E
of Altamont Place
9th Election District
4th Councilmanic District
Legal Owner(s): John P. &
Linda C. Roche
Contract Purchaser: Sandy
Marenberg

Variance: to permit a rear yard setback of 2.5 feet for an attached garage in lieu of the required 30 feet.

Hearing: Wednesday, May 8, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/4/753 Apr 23 C534116

CERTIFICATE OF PUBLICATION

4/25/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/23/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkins

LEGAL ADVERTISING

Three
New 1800 Sq. Ft. Homes

in Baltimore County

Priced from
the low \$300'S

410-486-5955

Ashley
Custom Homes
MSR-4126

ZONING NOTICE
Case # 02-385-A

PLACE: BLDG., 401 BOSLEY AVENUE
DATE AND TIME: AT 11:00 A.M.
REQUEST: VARIANCE TO PERMIT A REAR
YARD SETBACK OF 2.5 FEET FOR AN
ATTACHED GARAGE IN LIEU OF THE
REQUIRED 30 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887 3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 02-385-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS

PLACE: BLDG., 401 BOSLEY AVENUE
WEDNESDAY, MAY 8, 2002

DATE AND TIME: AT 11:00 A.M.

REQUEST: VARIANCE TO PERMIT A REAR
YARD SETBACK OF 2.5 FEET FOR AN
ATTACHED GARAGE IN LIEU OF THE
REQUIRED 30 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887 3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 02-385-A

Petitioner/Developer: _____

SANDY MARENBERG

Date of Hearing/Closing: MAY 8, 2002

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

1143 LAKE AVENUE

The sign(s) were posted on APRIL 19, 2002
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number

385

Petitioner:

~~John R. Riche~~ SANDY MARENBERG

Address or Location:

1143 Lake Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name.

Sandy Marenberg

Address.

11 Chase Mount Court
Balto. Md 21209

Telephone Number:

(410) 246-5405

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 23, 2002 Issue – Jeffersonian

Please forward billing to:
Sandy Marenberg
11 Chasemount Court
Baltimore MD 21209

410 246-5405

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-385-A
1143 Lake Avenue
S/S of Lake Avenue, 20' E of Altamont Place
Legal Owner: John P & Linda C Roche
Contract Purchaser: Sandy Marenberg

Variance to permit a rear yard setback of 2.5 feet for an attached garage in lieu of the required 30 feet.

HEARING: Wednesday, May 8, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDL
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 5, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-385-A
1143 Lake Avenue
S/S of Lake Avenue, 20' E of Altamont Place
Legal Owner: John P & Linda C Roche
Contract Purchaser: Sandy Marenberg

Variance to permit a rear yard setback of 2.5 feet for an attached garage in lieu of the required 30 feet.

HEARING: Wednesday, May 8, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDD
Director

C: Mr. & Mrs. John Roche, 6009 Altamont Place, Baltimore 21210
Ms Sandy Marenberg, 11 Chasemount Court, Baltimore 21209
Bernadette L Moskunns, Site Rite Surveying Inc, 200 E Joppa Road, Room 101,
Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 23, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Fire Department

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 25, 2002

Item No.: 385

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

COUNTY REVIEW GROUP MEETING{PRIVATE }

County Review Group comments

1. The fire marshal's office has no comments at this time.

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS 1765*

DATE: April 30, 2002

Zoning Advisory Committee Meeting of March 25, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

378, 379, 380, 383, 384, 385, 386, 387, 389, 390, 392, 395, 396, 397, 399

140
6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

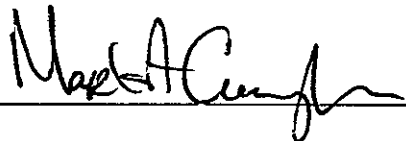
DATE: April 10, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning


SUBJECT: Zoning Advisory Petition(s): Case(s) 02-372, 02-375, 02-385, 02-386, & 02-397

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL:MAC

APR 10



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.26.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 385 JCM

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
1143 Lake Avenue, S/S Lake Ave,
20' E of Altamont Pl
9th Election District, 4th Councilmanic

Legal Owner: John P. & Linda C. Roche
Contract Purchaser: Sandy Marenberg
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-385-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Bernadette L. Moskunas, Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioners.



PETER MAX ZIMMERMAN

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 02-385-A

Date Completed/Initials

3-26-02

PREPARE HEARING FILE (put case number on all papers, hole punch and place appropriately; put label and case number on folder, complete information on stamp on front of folder)

4-5-02

DETERMINE HEARING DATE (schedule within 45 days of filing, post and advertise at least 15 days prior to hearing)

4-5-02

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice, place original advertising notice in Patuxent's box; file copies of both notices in hearing file, update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter, make appropriate copies; mail original and copies; send copy to zoning commissioner, file copy in hearing file, update hearing calendar and ZAC in computer)

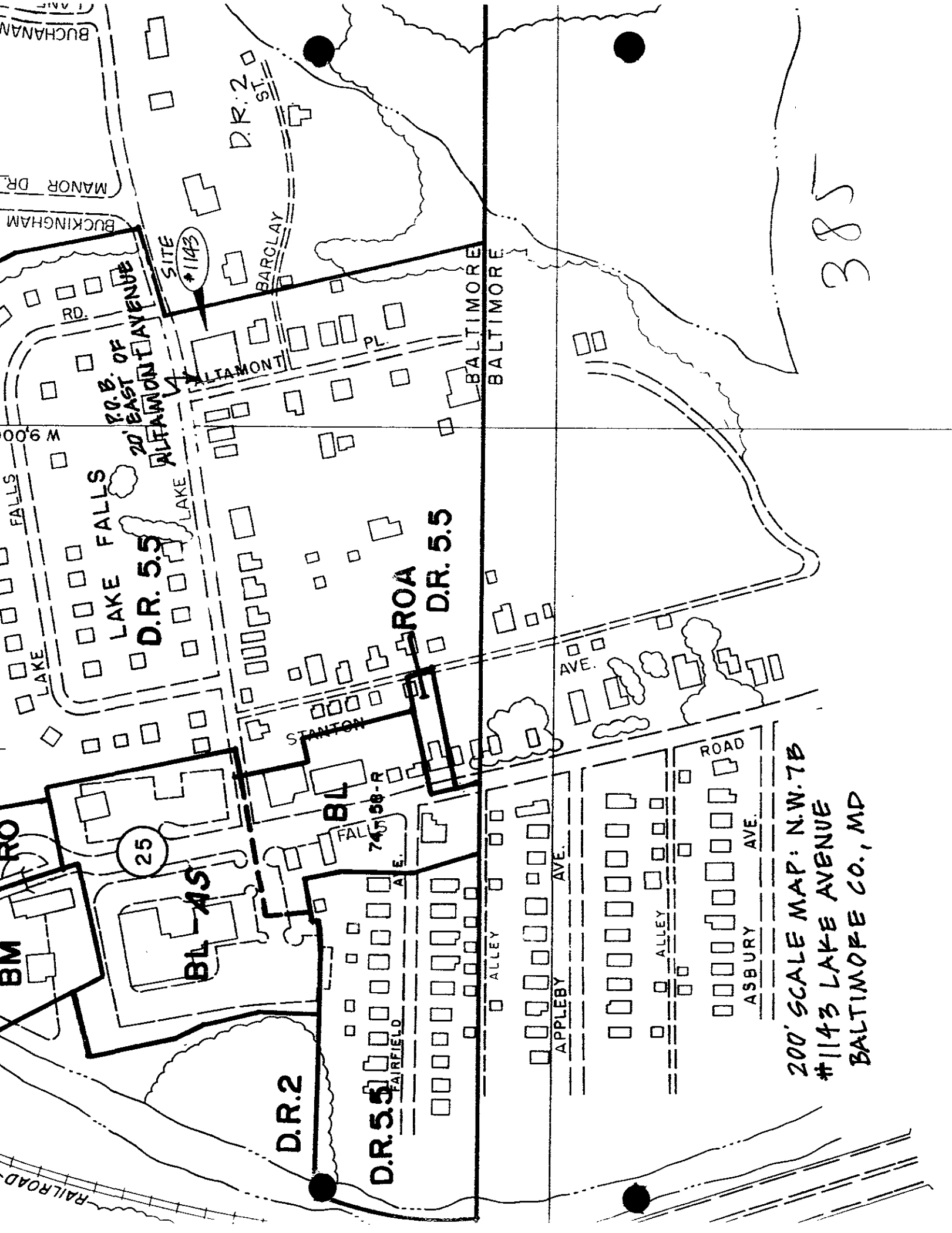
RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday, verify that checklist on front of hearing file has been completed; secure all papers under clips in file, send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)



200' SCALE MAP: N.W. 7B
#1143 LAKE AVENUE
BALTIMORE CO., MD

385

BUCHANAN
MANOR DR.
BUCKINGHAM
RD.
P.O.B. OF
20' EAST OF
LAKE FALLS
D.R. 5.5
LAKE FALLS
LAKE
D.R. 2
BARCLAY ST.
ALTA MONT
PL.
BALTIMORE
BALTIMORE
STANTON
AVE.
ROA
D.R. 5.5
BL
74' 58'-R
FAIRFIELD
AVE.
D.R. 2
D.R. 5.5
ALLEY
APPLEY
AVE.
ALLEY
ROAD
ASSBURY
AVE.
BM
25
BL
AS

Mr. Larry Benton
1201 W. Lake Avenue
Baltimore, MD 21210
April 12, 2002

Mr. And Mrs. Sandy Marenberg
11 Chasemount Court
Baltimore, MD 21209

Re. Variance Request
1143 W. Lake Avenue

Dear Sandy:

My mother and I live in, and I own, the house across Altamont Place from the lot you want to build your house on at 1143 W. Lake Avenue. Ours would be the house with the most direct view of the right side of your house and your garage. You have explained to us the need you have to connect the garage to the house. We understand that either free standing or connected that the garage would be 21/2' from the rear property line. We do not have any issues with you connecting the garage to the house, and therefore, support your variance request.

Our house has the garage connected in the rear similarly to what you propose and, in fact, both garages will face each other.

We have enjoyed meeting the both of you and look forward to being neighbors.

Good luck and best wishes,

Larry Benton

Larry Benton

*1201 W. Lake Ave.
Balt. MD*

*As I think the garage should be
connected to the house - I prefer it*

Feb 2003



April 11, 2002

Baltimore County
Department of Zoning
Towson, Maryland 21204

Gentlemen:

Ashley Custom Homes is the owner of 1141 West Lake Avenue and the contract purchaser of the two adjoining lots in the three lot minor subdivision known as the Roche Tract at Lake Avenue and Altamont Place in Baltimore County, 21210.

Sandy and Roxanne Marenberg are the contract purchasers of Lot #1 pending approval of their variance request. We believe that their residence will be a significant asset to the community and to the two adjacent lots which we own and would ask that you approve their petition for a variance.

Please feel free to contact me if you have any further questions.

Sincerely,

Ashley Custom Homes, Inc.

A handwritten signature in cursive script, appearing to read "Janice Strauss".

Janice Strauss

ATTN: 17K. JABLON, DIRECTOR YDM



WASHINGTONVILLE COMMUNITY ASSOCIATION

a.k.a.
Lake Falls South

C/O Meme Thomas
6117 Stanton Avenue
Baltimore, Maryland
21210

memethomas@earthscapedesign.com
Home: 410.435.8048
Fax: 509.463.4973

March 3, 2002

Baltimore County Office of Zoning
111 W Chesapeake Avenue
Towson, MD 21204

RE: Variance(s) Requested for Lot #1 - 1143 W. Lake Avenue, Baltimore MD 21210

Greetings,

The Washingtonville Community Association (WCA) formerly known as Lake Falls South is responding to a request for variance(s) on the referenced proposed dwelling. WCA sincerely appreciates Mr. Sandy Marenberg's efforts in working with the community to insure a sensitive fit for Lot #1 1143 W. Lake Avenue into the Cow Hill - Washingtonville Historic District.

WCA understands the variance(s) currently requested are for the attachment of the garage to the house, associated setbacks needed to the property lines from the attached garage, as well as for a 4 foot or less picket fence to enclose the entire property boundary (front, sides and rear yard) of Lot #1.

As many know, WCA takes great pride in our community's history and cultural heritage. But most importantly we welcome those who are supportive of WCA's holistic approach to planning and development.

WCA is formally notifying Baltimore County Department of Zoning and the Department of Planning that WCA does not oppose the above mentioned variance(s) requested for the proposed dwelling known as Lot #1 at 1143 W. Lake Avenue.

Cordially,

cc: Sandy Marenberg



Meme Thomas, MLA, AASLA
Washingtonville Community Association, President
Cow Hill - Washingtonville Historic District, Executive Director

"Fostering Environmental and Historic Sustainability"

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Rel No 14

J. H. Jones

A vicinity map showing the location of the site. The map includes labels for 'FALLS', 'LAKE SIDE DR', 'LAKE FALLS', 'LAKE', 'BALTO', 'BALTO CO', 'BALTO CITY', 'VICINITY MAP', 'SCALE: 1"=1000'', and 'SITE'. A north arrow is also present.

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ZONING OFFICE USE ONLY		
PER'D BY:	ITEM #:	CASE #: